



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 19, 2012
1203-PUD-03
Exhibit 1

Petition Number: 1203-PUD-03

Petitioner: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC

Representative: Charlie Frankenberger and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to modify certain development standards.

Current Zoning: Bridgewater PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 157 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Ordinance (Ord. 06-49)
4. Proposed Bridgewater PUD Amendment, 03/05/12

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the February 13, 2012 City Council meeting and appeared before the Technical Advisory Committee on February 21, 2012. The proposal received a public hearing at the March 5, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the March 19, 2012 APC meeting.

Project Overview

Project Location

The subject property is approximately 157 acres in size and is located along the south side of 151st Street between Carey Road and Gray Road and includes the northwest corner of 151st Street and Gray Road.

Project Description

The proposal is for multiple amendments to the Bridgewater PUD Ordinance, including updating the concept plan; updating the table of development standards for Parcel D; modifying the buffer and internal trail standards for a single-family detached residential area; accommodating an additional sign; and updating the phasing schedule. A summary of the proposed changes can be found in Exhibit “A” of the proposed PUD amendment (see Exhibit 4).

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the portion of the Property along Gray Road as “Local Commercial” and the remainder of the Property as “Suburban Residential”. The proposed amendments to the Bridgewater PUD do not modify the existing permitted use of the Property, and the proposal is consistent with the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is largely vacant or is being used for agricultural purposes. The Property is located in the Bridgewater PUD and is zoned for residential uses.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that local commercial development is appropriate along Gray Road and that the remainder of the Property is appropriate for residential development. The proposed Bridgewater PUD amendment is consistent with the Comprehensive Plan, which establishes desirable land use policies for future growth.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve future development of the Property.

Staff Comments

Forward 1203-PUD-03 to the City Council with a favorable recommendation.